

Council Communication

Department: Finance Case/Project No. n/a Applicant: Arthur Hill Finance Director	Ordinance No. _____ Resolution No. <u>10-175</u>	First Reading: May 24, 2010
Subject/Title		
Set Public Hearing to receive citizen input regarding the issuance of general obligation bonds for essential corporate purposes in an amount not to exceed \$7,200,000 for the purpose of financing improvements to a number of projects as outlined in the 2010-2011 portion of the capital improvement plan.		
Background/Discussion		
On September 28, 2009 the city council adopted the capital improvement plan for the years 2010-11 through 2014-15. A notice of a public hearing to gather comments on a proposed bond offering will be published in the Council Bluffs Daily Nonpareil in compliance with Chapter 362.03. Improvements to a number of key areas and sections of the city are included in the capital improvement plan.		
Recommendation		
Establish a Public Hearing to receive citizen input regarding the issuance of general obligation bonds for essential corporate purposes in an amount not to exceed \$7,200,000 for the purpose of financing improvements to a number of projects as outlined in the 2010-2011 portion of the capital improvement plan.		

Department Head Signature

Mayor Signature

City of Council Bluffs
Proposed bond offering
July, 2010

Community Development

200,000.00	Neighborhood Acquisition Projects	384.24(3).t	Essential Corporate Purpose
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Fire Department

180,000.00	Ambulance Replacement	384.24(3).l	Essential Corporate Purpose
275,000.00	Breathing Apparatus Equipment Replacement	384.24(3).j	Essential Corporate Purpose
45,000.00	Additional Tornado Warning Siren	384.24(3).j	Essential Corporate Purpose

Parks and Recreation

150,000.00	Trail Improvements - Wabash Trail to Kerry Bridge	384.24(3).o	Essential Corporate Purpose
50,000.00	Rehabilitation of recreation equipment in parks	384.24(3).o	Essential Corporate Purpose
50,000.00	Pool Repair and Rehabilitation at Katelman Park	384.24(4).b	General Corporate Purpose
75,000.00	Construction and Rehab - Neighborhood Parks	384.24(3).o	Essential Corporate Purpose
350,000.00	Construction and Rehab - Community Parks	384.24(3).o	Essential Corporate Purpose
75,000.00	Master Plan for Rehabilitation - Valley View Park	384.24(3).o	Essential Corporate Purpose
1,050,000.00	Rehabilitation of Playland Park/Kerrey Bridge Landing	384.24(3).o	Essential Corporate Purpose

Public Works

500,000.00	Levee Relief Wells for Stormwater Management	384.24(3).d	Essential Corporate Purpose
1,000,000.00	Lower Bennett Rehabilitation - Street and Sewer	384.24(3).d	Essential Corporate Purpose
1,000,000.00	South 1st Street Neighborhood - Street and Sewer	384.24(3).d	Essential Corporate Purpose
350,000.00	I-80 Pump Station Rehab and Engineering	384.24(3).d	Essential Corporate Purpose
700,000.00	32nd Avenue Rehabilitation - Street and Sewer	384.24(3).d	Essential Corporate Purpose
200,000.00	Building Demolition	384.24(3).t	Essential Corporate Purpose
250,000.00	Madison Avenue Improvements	384.24(3).c	Essential Corporate Purpose
700,000.00	Public Works Operation Facility	384.24(4).c	General Corporate Purpose

<u>7,200,000.00</u>

50,000.00	General - Pools
700,000.00	General - Public Works
6,450,000.00	Essential

(This Notice to be posted)

NOTICE AND CALL OF PUBLIC MEETING

Governmental Body: The City Council of the City of Council Bluffs, State of Iowa.
Date of Meeting: May 24, 2010.
Time of Meeting: _____ o'clock _____.M.
Place of Meeting: Council Chambers, City Hall, 209 Pearl Street,
Council Bluffs, Iowa.

PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for the meeting is as follows:

Not to Exceed \$7,200,000 General Obligation Bonds, Series 2010.

- Resolution fixing date for a meeting on the proposition to issue.

Such additional matters as are set forth on the additional _____ page(s) attached hereto.
(number)

This notice is given at the direction of the Mayor pursuant to Chapter 21, Code of Iowa, and the local rules of the governmental body.

City Clerk, City of Council Bluffs, State of
Iowa

May 24, 2010

The City Council of the City of Council Bluffs, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at _____ o'clock _____.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$7,200,000 GENERAL OBLIGATION BONDS, SERIES 2010, (FOR AN ESSENTIAL CORPORATE PURPOSE) OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$7,200,000 GENERAL OBLIGATION BONDS, SERIES 2010, (FOR AN ESSENTIAL CORPORATE PURPOSE) OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Council Bluffs, State of Iowa, should issue General Obligation Bonds, Series 2010, to the amount of not to exceed \$7,200,000, as authorized by Section 384.25, of the City Code of Iowa, for the purpose of providing funds to pay costs of carrying out an essential corporate purpose project as hereinafter described; and

WHEREAS, before the bonds may be issued, it is necessary to comply with the provisions of the Code, and to publish a notice of the proposal to issue such bonds and of the time and place of the meeting at which the Council proposes to take action for the issuance of the bonds and to receive oral and/or written objections from any resident or property owner of the City to such action;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA:

Section 1. That this Council meet in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at _____ o'clock _____ M., on the 14th day of June, 2010, for the purpose of taking action on the matter of the issuance of not to exceed \$7,200,000 General Obligation Bonds, Series 2010, for an essential corporate purpose of the City, the proceeds of which bonds will be used to provide funds to pay costs of acquisition, demolition and improvements of dangerous and dilapidated buildings; improvements to existing parks of the kind normally found in parks; traffic control devices, equipping the fire department and emergency services, equipment for civil defense and emergency services, acquisition of peace officer communication equipment and other emergency services communication equipment and systems; construction of bridges, underpasses, overpasses, and approaches; the acquisition, construction, reconstruction and improvements of all water ways, and real and personal property useful for the protection or reclamation of property situated within the corporate limits of the City from floods or high waters, including the construction of levies; the acquisition, construction, reconstruction, extension, improvement and equipping of works and facilities useful for the collection, treatment, and disposal of sewerage and industrial waste in a sanitary manner and for the collection and disposal of solid waste; and the construction of street, sewer and water improvements.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Division III of the City Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the City Code of Iowa.

Section 3. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the bonds.

Section 4. The notice of the proposed action to issue the bonds shall be in substantially the following form:

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF
COUNCIL BLUFFS, STATE OF IOWA, ON THE MATTER OF THE
PROPOSED ISSUANCE OF NOT TO EXCEED \$7,200,000 GENERAL
OBLIGATION BONDS, SERIES 2010, (FOR AN ESSENTIAL CORPORATE
PURPOSE) OF THE CITY, AND THE HEARING ON THE ISSUANCE
THEREOF

PUBLIC NOTICE is hereby given that the City of Council Bluffs, State of Iowa, will hold a public hearing on the 14th day of June, 2010, at _____ o'clock _____ M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$7,200,000 General Obligation Bonds, Series 2010 , for an essential corporate purpose of said City, in order to provide funds to pay costs of acquisition, demolition and improvements of dangerous and dilapidated buildings; improvements to existing parks of the kind normally found in parks; traffic control devices, equipping the fire department and emergency services, equipment for civil defense and emergency services, acquisition of peace officer communication equipment and other emergency services communication equipment and systems; construction of bridges, underpasses, overpasses, and approaches; the acquisition, construction, reconstruction and improvements of all water ways, and real and personal property useful for the protection or reclamation of property situated within the corporate limits of the City from floods or high waters, including the construction of levies; the acquisition, construction, reconstruction, extension, improvement and equipping of works and facilities useful for the collection, treatment, and disposal of sewerage and industrial waste in a sanitary manner and for the collection and disposal of solid waste; and the construction of street, sewer and water improvements.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City, to the above action. After all objections have been received and considered, the Council will at this meeting or at any adjournment thereof, take additional action for the issuance of bonds or will abandon the proposal to issue bonds.

This notice is given by order of the City Council of the City of Council Bluffs, State of Iowa, as provided by Section 384.25 of the City Code of Iowa.

Dated this 24th day of May, 2010.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

PASSED AND APPROVED this 24th day of May, 2010.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

I, the undersigned City Clerk of the City of Council Bluffs, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the City Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this _____ day of _____, 2010.

City Clerk, City of Council Bluffs, State of Iowa

(SEAL)

Council Communication

Department: Finance Case/Project No. n/a Applicant: Arthur Hill Finance Director	Ordinance No. _____ Resolution No. <u>10-176</u>	First Reading: May 24, 2010
Subject/Title		
Set Public Hearing to receive citizen input regarding the issuance of general obligation bonds for general corporate purposes in an amount not to exceed \$700,000 for the purpose of partially financing the public works operations facility as outlined in the 2010-2011 portion of the capital improvement plan.		
Background/Discussion		
On September 28, 2009 the city council adopted the capital improvement plan for the years 2010-11 through 2014-15. A notice of a public hearing to gather comments on a proposed bond offering will be published in the Council Bluffs Daily Nonpareil in compliance with Chapter 362.03.		
Recommendation		
Establish a Public Hearing to receive citizen input regarding the issuance of general obligation bonds for general corporate purposes in an amount not to exceed \$700,000 for the purpose of partially financing the public works operations facility as outlined in the 2010-2011 portion of the capital improvement plan.		

Department Head Signature

Mayor Signature

City of Council Bluffs
Proposed bond offering
July, 2010

Community Development

200,000.00	Neighborhood Acquisition Projects	384.24(3).t	Essential Corporate Purpose
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Fire Department

180,000.00	Ambulance Replacement	384.24(3).l	Essential Corporate Purpose
275,000.00	Breathing Apparatus Equipment Replacement	384.24(3).j	Essential Corporate Purpose
45,000.00	Additional Tornado Warning Siren	384.24(3).j	Essential Corporate Purpose

Parks and Recreation

150,000.00	Trail Improvements - Wabash Trail to Kerry Bridge	384.24(3).o	Essential Corporate Purpose
50,000.00	Rehabilitation of recreation equipment in parks	384.24(3).o	Essential Corporate Purpose
50,000.00	Pool Repair and Rehabilitation at Katelman Park	384.24(4).b	General Corporate Purpose
75,000.00	Construction and Rehab - Neighborhood Parks	384.24(3).o	Essential Corporate Purpose
350,000.00	Construction and Rehab - Community Parks	384.24(3).o	Essential Corporate Purpose
75,000.00	Master Plan for Rehabilitation - Valley View Park	384.24(3).o	Essential Corporate Purpose
1,050,000.00	Rehabilitation of Playland Park/Kerrey Bridge Landing	384.24(3).o	Essential Corporate Purpose

Public Works

500,000.00	Levee Relief Wells for Stormwater Management	384.24(3).d	Essential Corporate Purpose
1,000,000.00	Lower Bennett Rehabilitation - Street and Sewer	384.24(3).d	Essential Corporate Purpose
1,000,000.00	South 1st Street Neighborhood - Street and Sewer	384.24(3).d	Essential Corporate Purpose
350,000.00	I-80 Pump Station Rehab and Engineering	384.24(3).d	Essential Corporate Purpose
700,000.00	32nd Avenue Rehabilitation - Street and Sewer	384.24(3).d	Essential Corporate Purpose
200,000.00	Building Demolition	384.24(3).t	Essential Corporate Purpose
250,000.00	Madison Avenue Improvements	384.24(3).c	Essential Corporate Purpose
700,000.00	Public Works Operation Facility	384.24(4).c	General Corporate Purpose

<u>7,200,000.00</u>	
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50,000.00	General - Pools
700,000.00	General - Public Works
6,450,000.00	Essential

Council Communication

Department: Finance Case/Project No. n/a Applicant: Arthur Hill Finance Director	Ordinance No. _____ Resolution No. <u>10-177</u>	First Reading: May 24, 2010
Subject/Title		
Set Public Hearing to receive citizen input regarding the issuance of general obligation bonds for general corporate purposes in an amount not to exceed \$230,000 for the purpose of making improvements to city pool facilities as outlined in the 2010-2011 portion of the capital improvement plan.		
Background/Discussion		
On September 28, 2009 the city council adopted the capital improvement plan for the years 2010-11 through 2014-15. A notice of a public hearing to gather comments on a proposed bond offering will be published in the Council Bluffs Daily Nonpareil in compliance with Chapter 362.03.		
Recommendation		
Establish a Public Hearing to receive citizen input regarding the issuance of general obligation bonds for general corporate purposes in an amount not to exceed \$230,000 for the purpose of making improvements to city pool facilities as outlined in the 2010-2011 portion of the capital improvement plan.		

Department Head Signature

Mayor Signature

City of Council Bluffs
Proposed bond offering
July, 2010

Community Development

200,000.00	Neighborhood Acquisition Projects	384.24(3).t	Essential Corporate Purpose
180,000.00	Ambulance Replacement	384.24(3).l	Essential Corporate Purpose
275,000.00	Breathing Apparatus Equipment Replacement	384.24(3).j	Essential Corporate Purpose
45,000.00	Additional Tornado Warning Siren	384.24(3).j	Essential Corporate Purpose
150,000.00	Trail Improvements - Wabash Trail to Kerry Bridge	384.24(3).o	Essential Corporate Purpose
50,000.00	Rehabilitation of recreation equipment in parks	384.24(3).o	Essential Corporate Purpose
50,000.00	Pool Repair and Rehabilitation at Katelman Park	384.24(4).b	General Corporate Purpose
75,000.00	Construction and Rehab - Neighborhood Parks	384.24(3).o	Essential Corporate Purpose
350,000.00	Construction and Rehab - Community Parks	384.24(3).o	Essential Corporate Purpose
75,000.00	Master Plan for Rehabilitation - Valley View Park	384.24(3).o	Essential Corporate Purpose
1,050,000.00	Rehabilitation of Playland Park/Kerrey Bridge Landing	384.24(3).o	Essential Corporate Purpose
500,000.00	Levee Relief Wells for Stormwater Management	384.24(3).d	Essential Corporate Purpose
1,000,000.00	Lower Bennett Rehabilitation - Street and Sewer	384.24(3).d	Essential Corporate Purpose
1,000,000.00	South 1st Street Neighborhood - Street and Sewer	384.24(3).d	Essential Corporate Purpose
350,000.00	I-80 Pump Station Rehab and Engineering	384.24(3).d	Essential Corporate Purpose
700,000.00	32nd Avenue Rehabilitation - Street and Sewer	384.24(3).d	Essential Corporate Purpose
200,000.00	Building Demolition	384.24(3).t	Essential Corporate Purpose
250,000.00	Madison Avenue Improvements	384.24(3).c	Essential Corporate Purpose
700,000.00	Public Works Operation Facility	384.24(4).c	General Corporate Purpose
<u>7,200,000.00</u>			

50,000.00 General - Pools
700,000.00 General - Public Works
6,450,000.00 Essential

Public Works

(This Notice to be posted)

NOTICE AND CALL OF PUBLIC MEETING

Governmental Body: The City Council of the City of Council Bluffs, State of Iowa.

Date of Meeting: May 24, 2010.

Time of Meeting: _____ o'clock _____.M.

Place of Meeting: Council Chambers, City Hall, 209 Pearl Street,
Council Bluffs, Iowa.

PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for the meeting is as follows:

Not to Exceed \$230,000 General Obligation Bonds, Series 2010.

- Resolution fixing date for a meeting on the proposition to issue.

Such additional matters as are set forth on the additional _____ page(s) attached hereto.
(number)

This notice is given at the direction of the Mayor pursuant to Chapter 21, Code of Iowa, and the local rules of the governmental body.

City Clerk, City of Council Bluffs, State of
Iowa

May 24, 2010

The City Council of the City of Council Bluffs, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at _____ o'clock _____.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$230,000 OF GENERAL OBLIGATION BONDS, SERIES 2010, (FOR A GENERAL CORPORATE PURPOSE) AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$230,000 OF GENERAL OBLIGATION BONDS, SERIES 2010, (FOR A GENERAL CORPORATE PURPOSE) AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, the City of Council Bluffs, State of Iowa, is in need of funds to carry out a general corporate purpose project as hereinafter described; and, it is deemed necessary that it should issue General Obligation Bonds, Series 2010, to the amount of not to exceed \$230,000 as authorized by Section 384.26 of the City Code of Iowa, for the purpose of providing funds to pay costs thereof; and

WHEREAS, the City has a population of more than 5,000, but not more than 75,000, and the amount of the proposed bond issue is not more than \$700,000.00; and

WHEREAS, before the bonds may be issued, it is necessary to comply with the provisions of Chapter 384 of the City Code of Iowa, and to publish a notice of the proposal to issue such bonds and the right to petition for an election;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA:

Section 1. That this Council meet in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at _____ o'clock _____.M., on the 14th day of June, 2010, for the purpose of taking action on the matter of the issuance of not to exceed \$230,000 of General Obligation Bonds, Series 2010, the proceeds of which bonds will be used to provide funds to pay costs of recreation grounds, including construction and replacement of trails; and pool reconstruction, improvements, equipment, repairs and renovations, and shall bear interest at a rate not exceeding the maximum specified in the attached notice.

Section 2. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than ten nor more than twenty clear days before the date of the public meeting on the issuance of the bonds.

Section 3. The notice of the proposed action to issue bonds shall be in substantially the following form:

NOTICE OF MEETING OF THE COUNCIL OF THE CITY OF
COUNCIL BLUFFS, STATE OF IOWA, ON THE MATTER OF THE
PROPOSED ISSUANCE OF NOT TO EXCEED \$230,000
PRINCIPAL AMOUNT OF GENERAL OBLIGATION BONDS,
SERIES 2010, (FOR A GENERAL CORPORATE PURPOSE), AND
HEARING ON ISSUANCE OF BONDS

Public Notice is hereby given that the Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 14th day of June, 2010, at _____ o'clock _____ M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take action for the issuance of not to exceed \$230,000 of General Obligation Bonds, Series 2010, (for a general corporate purpose), bearing interest at the rate of not to exceed nine (9%) per centum per annum, the bonds to be issued for the purpose of providing funds to pay costs of recreation grounds, including construction and replacement of trails; and pool reconstruction, improvements, equipment, repairs and renovations.

This Notice is given by order of the Council of the City of Council Bluffs, State of Iowa, as provided by Section 384.26 of the City Code of Iowa.

At any time before the date of the meeting, a petition, asking that the question of issuing such bonds be submitted to the legal voters of the City, may be filed with the City Clerk of the City in the manner provided by Section 362.4 of the City Code of Iowa, pursuant to the provisions of Section 384.26 of the City Code of Iowa.

Dated this 24th day of May, 2010.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

PASSED AND APPROVED this 24th day of May, 2010.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

I, the undersigned City Clerk of the City of Council Bluffs, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the City Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this _____ day of _____, 2010.

City Clerk, City of Council Bluffs, State of Iowa

(SEAL)

Council Communication

Department: Community Development Case No.: URV-10-003 Applicant: Community Development Department	Resolution No.: <u>10-160</u>	City Council: 5-24-10 Planning Commission: 5-11-10 Public Hearing: 5-24-10 First Reading: 5-24-10 Second Reading: 6-14-10 Third Reading: 6-28-10
Subject/Title Creation and adoption of the Bluff Street Urban Revitalization Plan		
Location 510 Bluff Street		
Background/Discussion <u>Background</u> Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within the designated area may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property. Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement. <u>Discussion</u> On April 12, 2010, the City Council passed a resolution of necessity which directed staff to initiate the process of creating the Bluff Street Urban Revitalization Plan and Area and set May 24, 2010 as the public hearing date. 510 Bluff Street LLC currently owns the vacant property at 510 Bluff Street. It is locally known as the old Kirn Gym. The owners propose to rehabilitate the property into 10 studio apartments, 8 one-bedroom units and 2 two-bedroom units. Estimates to complete the project total \$2,400,000. Public funding sources are anticipated to include federal historic tax credits, enterprise zone tax credits and refunds and either a federal forgivable loan or private foundation funding. In accordance with the tax exemption schedule set forth in the plan, this project would be eligible for 100% tax abatement for a period of ten years. City services and all utilities are available with adequate capacity to serve the proposed use. Notice has been sent to the current property owner in the proposed area. No additional information has been requested by the public.		
Staff Recommendation The Community Development Department recommends approval of the Bluff Street Urban Revitalization Plan and Area and first consideration of the ordinance.		

Public Hearing

Gayle Malmquist, Development Services Coordinator for the City of Council Bluffs and Julie Stavneak, co-owner of J Development, appeared before the Planning Commission in favor of the request. No one appeared in opposition.

Planning Commission Recommendation

The Planning Commission recommends creation of the Bluff Street Urban Revitalization Area and adoption of the required plan.

VOTE: AYE 9 NAY 0 ABSTAIN 0 ABSENT 2 Motion: Carried

Attachments

The Bluff Street Urban Revitalization Plan has been provided under separate cover.

Submitted by: Brenda Carrico, Program Coordinator, Community Development Department

Approved by: Donald D. Gross, Director, Community Development Department

RESOLUTION NO. 10-160

A RESOLUTION APPROVING THE URBAN REVITALIZATION PLAN FOR THE BLUFF STREET URBAN REVITALIZATION AREA.

WHEREAS, The City of Council Bluffs has the authority under Chapter 404 of the Iowa Code to declare an area to be an urban revitalization area; and

WHEREAS, On April 12, 2010, the City Council adopted Resolution 10-111, which directed staff to prepare a plan for the Bluff Street Urban Revitalization Area and set a public hearing on May 24, 2010; and

WHEREAS, On May 11, 2010, the City Planning Commission reviewed the Bluff Street Urban Revitalization Plan and found it consistent with the goals and objectives of the City's 1994 Comprehensive Plan; and

WHEREAS, After careful study and consideration, this City Council finds that the redevelopment of the area is necessary in the interest of the public health, safety and/or welfare of the residents of the City.

**NOW, THEREFORE BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA**

That the City Council hereby approves the Bluff Street Urban Revitalization Plan.

ADOPTED
AND
APPROVED

May 24, 2010

Thomas P. Hanafan Mayor

ATTEST:

Marcia L. Worden City Clerk

Council Communication

Department: Community Development Case No.: URV-10-004 Applicant: Community Development Department	Resolution No.: <u>10-161</u>	City Council: 5-24-10 Planning Commission: 5-11-10 Public Hearing: 5-24-10 First Reading: 5-24-10 Second Reading: 6-14-10 Third Reading: 6-28-10
Subject/Title		
Creation and adoption of the Pine Ridge Urban Revitalization Plan		
Location		
Generally bounded by Dillman Drive, Simms Avenue and Highway 6		
Background/Discussion		
<u>Background</u> Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within the designated area may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property. Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.		
<u>Discussion</u> On April 26, 2010, the City Council passed a resolution of necessity which directed staff to initiate the process of creating the Pine Ridge Urban Revitalization Plan and Area and set May 24, 2010 as the public hearing date. The Pine Ridge Apartments are located at 32 Dillman Drive and are currently owned by First Savings Bank. The property consists of four buildings with 24 one bedroom units (722 square feet each), 8 one bedroom units that include a den (825 square feet each), 40 two bedroom units (900 square feet each), 24 three bedroom units (1,156 square feet each) and 24 garages. However due to deferred maintenance and damage from flooding, 19% of the units are currently vacant. The property is a three story walk up design with enclosed hallways. Each apartment home is equipped with a full complement of appliances and includes washer/dryer hookups. The second and third story apartments include decks and a portion of the garden level units include walk out patios. The project was originally developed in 1975 and is less than two miles from downtown Council Bluffs. It faces Highway 6 which is a major thoroughfare in the City, making it a highly visible property. The property was placed in receivership in August of 2007 and was eventually foreclosed upon by the lender (First Savings Bank). The property was placed into receivership for a multitude of reasons including the following: failure to make monthly mortgage payments, less than 50% occupancy, lack of proper tenant documentation, uninhabitable units due to water infiltration, mold and plumbing line problems, collapse of the property's retaining wall along Highway 6 and loss of tenant based vouchers from the Municipal Housing Agency. Seldin Company was assigned as the Receiver and has continued to manage the property for the lender. Upon becoming the property		

manager, Seldin has renovated 16 units and increased occupancy to 81%. A development team (32 Dillman Drive Limited Liability Company) has been formed to acquire the property, renovate the units and reposition the property as a desirable place to live. Other improvements include changes to the parking areas, retaining walls and drainage improvements. Estimates to complete the project total \$7,400,000. Public funding sources are anticipated to include I-JOBS funds and enterprise zone tax credits and refunds. In accordance with the tax exemption schedule set forth in the plan, this project would be eligible for 100% tax abatement for a period of ten years. City services and all utilities are available with adequate capacity to serve the proposed use.

Notice has been sent to the three current property owners in the proposed area and to the occupants in the apartment community. Additional information was requested and provided to the apartment manager to share with interested tenants.

Staff Recommendation

The Community Development Department recommends approval of the Pine Ridge Urban Revitalization Plan and Area and first consideration of the ordinance.

Public Hearing

Gayle Malmquist, Development Services Coordinator for the City of Council Bluffs and Julie Stavneak, co-owner of J Development, appeared before the Planning Commission in favor of the request. Steven Elliot, an affected property owner, appeared requesting more information. No one appeared in opposition.

Planning Commission Recommendation

The Planning Commission recommends creation of the Pine Ridge Urban Revitalization Area and adoption of the required plan.

VOTE: AYE 9 NAY 0 ABSTAIN 0 ABSENT 2 Motion: Carried

Attachments

The Pine Ridge Urban Revitalization Plan has been provided under separate cover.

Submitted by: Brenda Carrico, Program Coordinator, Community Development Department
Approved by: Donald D. Gross, Director, Community Development Department

RESOLUTION NO. 10-161

A RESOLUTION APPROVING THE URBAN REVITALIZATION PLAN FOR THE PINE RIDGE URBAN REVITALIZATION AREA.

WHEREAS, The City of Council Bluffs has the authority under Chapter 404 of the Iowa Code to declare an area to be an urban revitalization area; and

WHEREAS, On April 26, 2010, the City Council adopted Resolution 10-127, which directed staff to prepare a plan for the Pine Ridge Urban Revitalization Area and set a public hearing on May 24, 2010; and

WHEREAS, On May 11, 2010, the City Planning Commission reviewed the Pine Ridge Urban Revitalization Plan and found it consistent with the goals and objectives of the City's 1994 Comprehensive Plan; and

WHEREAS, After careful study and consideration, this City Council finds that the redevelopment of the area is necessary in the interest of the public health, safety and/or welfare of the residents of the City.

**NOW, THEREFORE BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA**

That the City Council hereby approves the Pine Ridge Urban Revitalization Plan.

ADOPTED
AND
APPROVED

May 24, 2010

Thomas P. Hanafan Mayor

ATTEST:

Marcia L. Worden City Clerk

COUNCIL COMMUNICATION

Department: Public Works

Ordinance No. _____

First Reading May 24, 2010

Case/Project No.: FY11-07

Resolution No. 10-162

Applicant: Matthew Cox, City Engineer

SUBJECT/TITLE

After the Public Hearing council consideration of a resolution approving the plans and specifications and authorizing the City Clerk to advertise for bids setting June 15, 2010, at 10:00 a.m. as the date and time for the bid opening for Stormwater Relief Wells. Project #FY11-07.

BACKGROUND/DISCUSSION

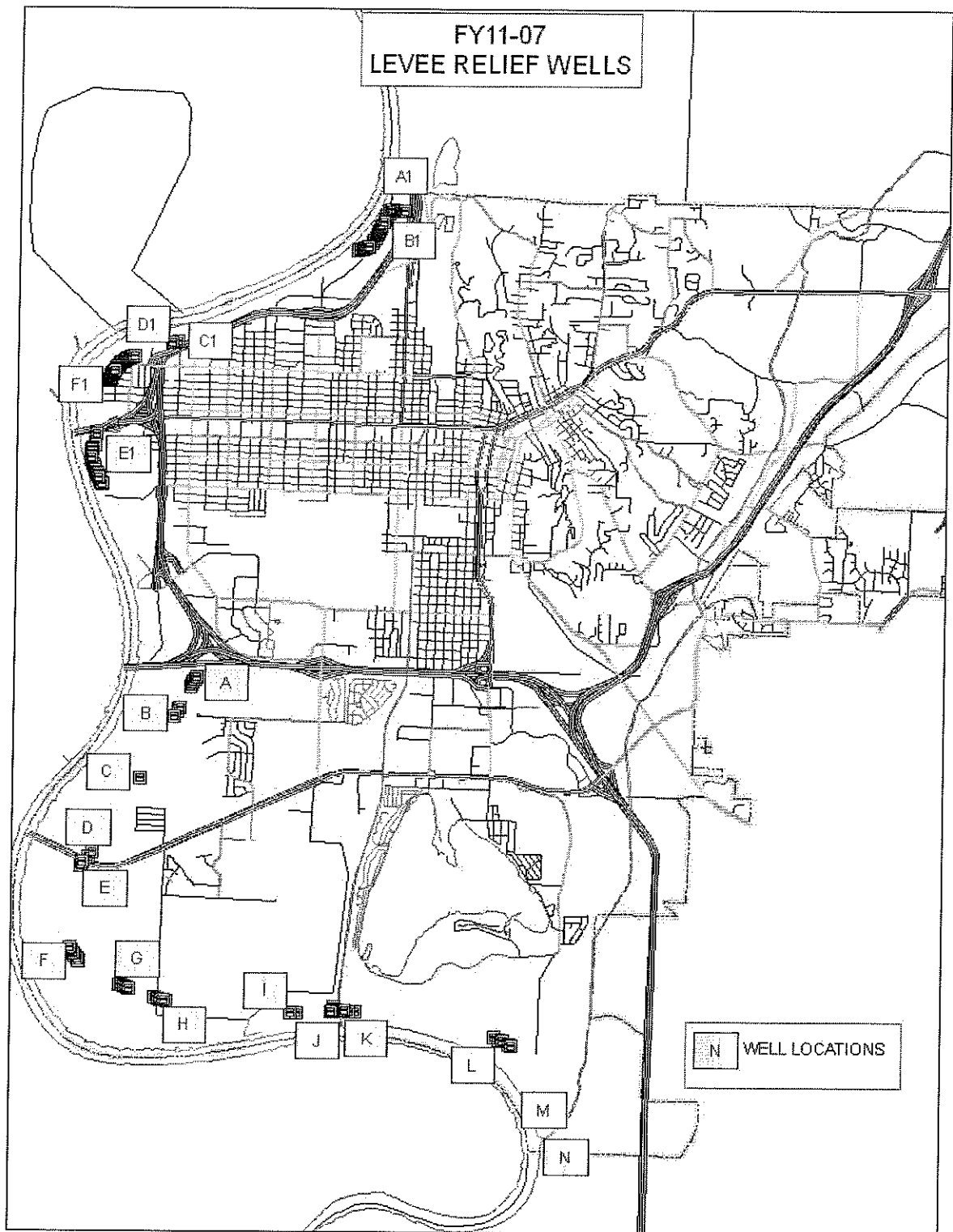
- Missouri River Levee system was completed in the late 1950's.
- Over 170 relief wells were installed with the original levee improvements. The wells are located in various locations all along the dryside of the levee system.
- The relief wells assist with levee stability during high water events, by "relieving" hydraulic ground water pressures between the wet and dry sides of the levee.
- Recent relief well inventory and assessments determined that over 138 (80%) of the total number of relief wells are at or near the end of their service life.
- In 2006, the Corps of Engineers through the River Bend Project replaced 22 of the original 170 relief wells. In groupings D1 & F1. (See attached map).
- In 2009, city project #FY10-04 replaced an additional 19 wells in grouping B1. (See attached map).
- The City's relief well replacement efforts continue with this project. Seventeen (17) wells will be replaced under this project, in groupings A1 & C1. Additional grading will occur in D1 and F1 to ensure positive drainage. (See attached map).
- The project is identified as FY11-07 in the CIP and is funded with \$500,000 in Sales Tax Funds.
- The project schedule is as follows:

Hold Public Hearing	May 24, 2010
Bid Letting	June 15, 2010
Award	June 28, 2010
Construction Start	July, 2010

RECOMMENDATION

Approval of this resolution.

Greg Reeder, Public Works Director



**RESOLUTION APPROVING THE PLANS, SPECIFICATIONS,
FORM OF CONTRACT AND COST ESTIMATE FOR THE
STORMWATER RELIEF WELLS
FY11-07**

WHEREAS, A Notice of Public Hearing was published as required by law, and a public hearing was held on May 24, 2010.

That the plans, specifications, form of contract and cost estimate are hereby approved for the Stormwater Relief Wells and the City Clerk is hereby authorized to advertise for bids for said project.

May 24, 2010

ATTEST:

Marcia L. Worden, City Clerk

COUNCIL COMMUNICATION

Department: Public Works Ordinance No. _____ First Reading May 24, 2010
Case/Project No.: FY11-14 Resolution No. _____
Applicant: Matthew Cox, City Engineer

SUBJECT/TITLE

After the Public Hearing council consideration of a resolution approving the plans and specifications and authorizing the City Clerk to advertise for bids setting June 9, 2010, at 10:00 a.m. as the date and time for the bid opening for So. 32nd Street Sanitary Sewer Improvements – Phase I. Project #FY11-14.

BACKGROUND/DISCUSSION

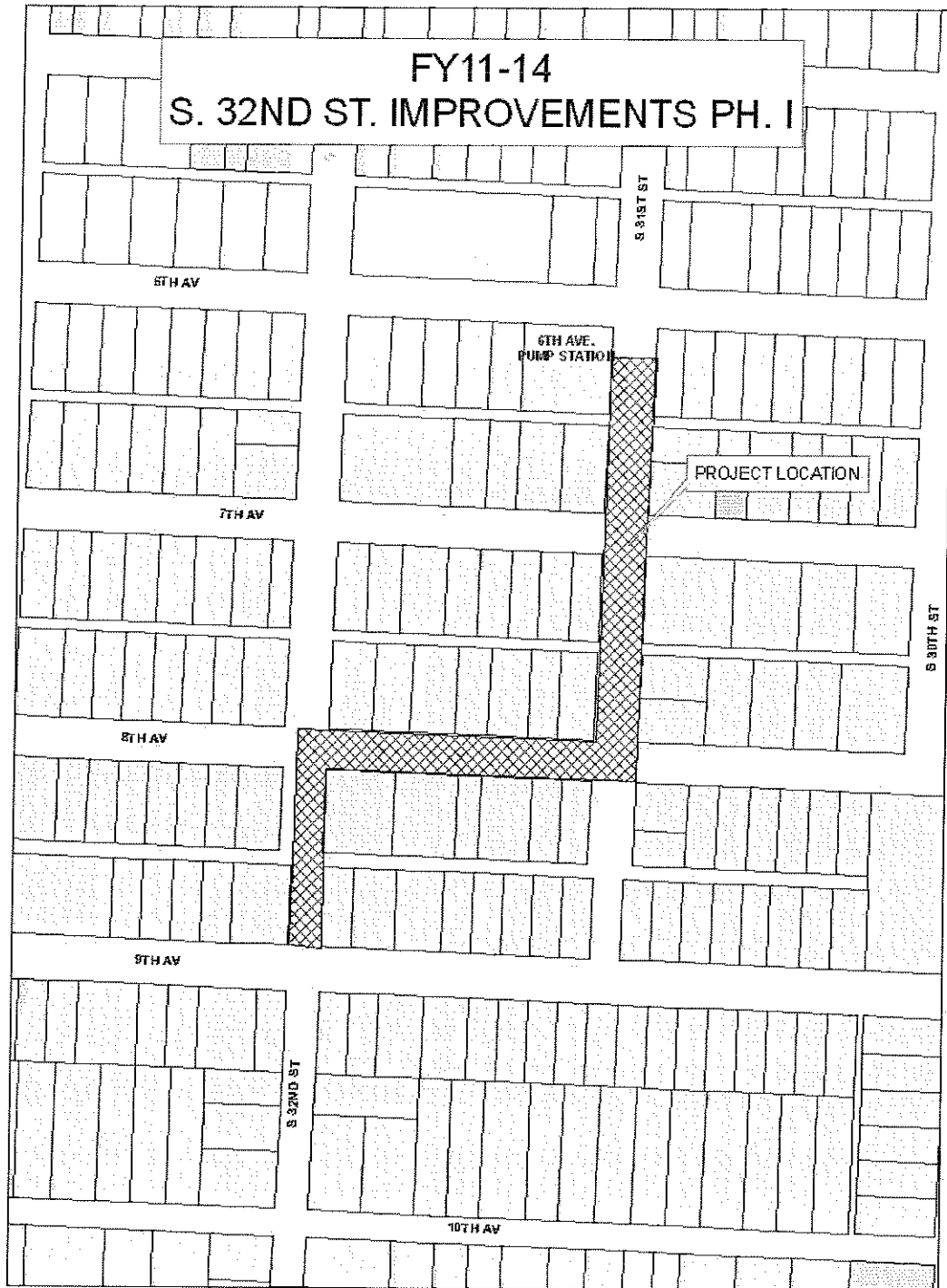
- So. 32nd Street sanitary sewer is a major 30" trunk line that serves the Northwest area of the city.
- The So. 32nd Street sewer between 12th Avenue and 9th Avenue has experienced backups during wet weather rainfalls. The sewer was constructed in 1961 and is in very poor condition.
- New sanitary sewer has been constructed along So. 32nd Street from Nebraska Avenue to 12th Avenue.
- A sewer study completed in 2009 recommends the installation of a collector sewer to fix backups and rebuilding the trunk sewer to 6th Avenue Pump Station.
- This project is Phase I of III and installs a collector sewer from 6th Avenue Pump Station to 9th Avenue.
- The project is identified as FY11-14 in the CIP and is funded with \$1,000,000 in Sales Tax Funds.
- The project schedule is as follows:

Set Public Hearing	May 10, 2010
Hold Public Hearing	May 24, 2010
Bid Letting	June 9, 2010
Award	June 14, 2010
Construction Start	July 2010

RECOMMENDATION

Approval of this resolution.

FY11-14
S. 32ND ST. IMPROVEMENTS PH. I



**RESOLUTION
NO 10-163**

**RESOLUTION APPROVING THE PLANS, SPECIFICATIONS,
FORM OF CONTRACT AND COST ESTIMATE FOR THE
SO. 32ND STREET SANITARY SEWER IMPROVEMENTS-PHASE I
FY11-14**

WHEREAS, the plans, specifications, form of contract and cost estimate are on file in the office of the City Clerk of the City of Council Bluffs, Iowa for the So. 32nd Street Sanitary Sewer Improvements-Phase I; and

WHEREAS, A Notice of Public Hearing was published as required by law, and a public hearing was held on May 24, 2010.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the plans, specifications, form of contract and cost estimate are hereby approved for the So. 32nd Street Sanitary Improvements-Phase I and the City Clerk is hereby authorized to advertise for bids for said project.

ADOPTED
AND
APPROVED

May 24, 2010

Thomas P. Hanafan, Mayor

ATTEST:

Marcia L. Worden, City Clerk

Council Communication

Department: Community Development Case No.: URV-10-003 Applicant: Community Development Department	Ordinance <u>6087</u>	City Council: 5-24-10 Planning Commission: 5-11-10 Public Hearing: 5-24-10 First Reading: 5-24-10 Second Reading: 6-14-10 Third Reading: 6-28-10
Subject/Title Creation and adoption of the Bluff Street Urban Revitalization Plan		
Location 510 Bluff Street		
Background/Discussion <u>Background</u> Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within the designated area may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property. Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement. <u>Discussion</u> On April 12, 2010, the City Council passed a resolution of necessity which directed staff to initiate the process of creating the Bluff Street Urban Revitalization Plan and Area and set May 24, 2010 as the public hearing date. 510 Bluff Street LLC currently owns the vacant property at 510 Bluff Street. It is locally known as the old Kim Gym. The owners propose to rehabilitate the property into 10 studio apartments, 8 one-bedroom units and 2 two-bedroom units. Estimates to complete the project total \$2,400,000. Public funding sources are anticipated to include federal historic tax credits, enterprise zone tax credits and refunds and either a federal forgivable loan or private foundation funding. In accordance with the tax exemption schedule set forth in the plan, this project would be eligible for 100% tax abatement for a period of ten years. City services and all utilities are available with adequate capacity to serve the proposed use. Notice has been sent to the current property owner in the proposed area. No additional information has been requested by the public.		
Staff Recommendation The Community Development Department recommends approval of the Bluff Street Urban Revitalization Plan and Area and first consideration of the ordinance.		

Public Hearing

Gayle Malmquist, Development Services Coordinator for the City of Council Bluffs and Julie Stavneak, co-owner of J Development, appeared before the Planning Commission in favor of the request. No one appeared in opposition.

Planning Commission Recommendation

The Planning Commission recommends creation of the Bluff Street Urban Revitalization Area and adoption of the required plan.

VOTE: AYE 9 NAY 0 ABSTAIN 0 ABSENT 2 Motion: Carried

Attachments

The Bluff Street Urban Revitalization Plan has been provided under separate cover.

Submitted by: Brenda Carrico, Program Coordinator, Community Development Department

Approved by: Donald D. Gross, Director, Community Development Department

ORDINANCE NO. 6087

AN ORDINANCE ESTABLISHING THE BLUFF STREET URBAN REVITALIZATION AREA WITHIN THE CITY OF COUNCIL BLUFFS.

- WHEREAS, The City of Council Bluffs has the authority under Chapter 404 of the Code of Iowa to declare an area as an urban revitalization area to be known as the “Bluff Street Urban Revitalization Area;” and
- WHEREAS, The City of Council Bluffs is contemplating exercising said authority by designating an area legally described as Lots 1 - 6, Block 6, Jacksons Addition, City of Council Bluffs, Pottawattamie County, Iowa, as an urban revitalization area, thus allowing for tax abatement for qualified projects; and
- WHEREAS, This City Council of the City of Council Bluffs, Iowa, finds that the subject area is appropriate as an urban revitalization area as outlined in Section 404.1.1 and Section 404.1.3 of the Iowa Code; and
- WHEREAS, On April 12, 2010, the City Council passed a Resolution of Necessity and Intent to establish an urban revitalization area for the Bluff Street Area, directing staff to prepare the required revitalization plan; and
- WHEREAS, A public hearing was set for May 24, 2010. The Revitalization Plan has been written and packaged, notification sent to all the property owners and tenants affected and published notification has appeared in the daily newspaper; and
- WHEREAS, At its May 11, 2010 meeting, the City Planning Commission reviewed the plan for the Bluff Street Urban Revitalization Area and has forwarded its recommendation to this City Council.

NOW, THEREFORE, BE IT ORDAINED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA:

SECTION 1. That the urban revitalization plan for the Bluff Street Urban Revitalization Area, known as the "Bluff Street Urban Revitalization Plan," attached hereto and made a part hereof, is hereby approved as to form and content.

SECTION 2. That the proposed Bluff Street Urban Revitalization Area be and the same is hereby approved, pursuant to the proposed plan attached hereto and incorporated herein by this reference.

SECTION 3. EFFECTIVE DATE. That this ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

ADOPTED
AND
APPROVED _____, 2010

Thomas P. Hanafan Mayor

ATTEST: _____
Marcia L. Worden City Clerk

PUBLIC HEARING: _____ May 24, 2010

FIRST CONSIDERATION: _____ May 24, 2010

SECOND CONSIDERATION: _____ June 14, 2010

THIRD CONSIDERATION: _____ June 28, 2010

Council Communication

Department: Community Development Case No.: URV-10-004 Applicant: Community Development Department	Ordinance <u>6088</u>	City Council: 5-24-10 Planning Commission: 5-11-10 Public Hearing: 5-24-10 First Reading: 5-24-10 Second Reading: 6-14-10 Third Reading: 6-28-10
Subject/Title		
Creation and adoption of the Pine Ridge Urban Revitalization Plan		
Location		
Generally bounded by Dillman Drive, Simms Avenue and Highway 6		
Background/Discussion		
<p><u>Background</u></p> <p>Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within the designated area may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property.</p> <p>Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.</p> <p><u>Discussion</u></p> <p>On April 26, 2010, the City Council passed a resolution of necessity which directed staff to initiate the process of creating the Pine Ridge Urban Revitalization Plan and Area and set May 24, 2010 as the public hearing date.</p> <p>The Pine Ridge Apartments are located at 32 Dillman Drive and are currently owned by First Savings Bank. The property consists of four buildings with 24 one bedroom units (722 square feet each), 8 one bedroom units that include a den (825 square feet each), 40 two bedroom units (900 square feet each), 24 three bedroom units (1,156 square feet each) and 24 garages. However due to deferred maintenance and damage from flooding, 19% of the units are currently vacant. The property is a three story walk up design with enclosed hallways. Each apartment home is equipped with a full complement of appliances and includes washer/dryer hookups. The second and third story apartments include decks and a portion of the garden level units include walk out patios.</p> <p>The project was originally developed in 1975 and is less than two miles from downtown Council Bluffs. It faces Highway 6 which is a major thoroughfare in the City, making it a highly visible property. The property was placed in receivership in August of 2007 and was eventually foreclosed upon by the lender (First Savings Bank). The property was placed into receivership for a multitude of reasons including the following: failure to make monthly mortgage payments, less than 50% occupancy, lack of proper tenant documentation, uninhabitable units due to water infiltration, mold and plumbing line problems, collapse of the property's retaining wall along Highway 6 and loss of tenant based vouchers from the Municipal Housing Agency. Seldin Company was assigned as the Receiver and has continued to manage the property for the lender. Upon becoming the property</p>		

manager, Seldin has renovated 16 units and increased occupancy to 81%. A development team (32 Dillman Drive Limited Liability Company) has been formed to acquire the property, renovate the units and reposition the property as a desirable place to live. Other improvements include changes to the parking areas, retaining walls and drainage improvements. Estimates to complete the project total \$7,400,000. Public funding sources are anticipated to include I-JOBS funds and enterprise zone tax credits and refunds. In accordance with the tax exemption schedule set forth in the plan, this project would be eligible for 100% tax abatement for a period of ten years. City services and all utilities are available with adequate capacity to serve the proposed use.

Notice has been sent to the three current property owners in the proposed area and to the occupants in the apartment community. Additional information was requested and provided to the apartment manager to share with interested tenants.

Staff Recommendation

The Community Development Department recommends approval of the Pine Ridge Urban Revitalization Plan and Area and first consideration of the ordinance.

Public Hearing

Gayle Malmquist, Development Services Coordinator for the City of Council Bluffs and Julie Stavneak, co-owner of J Development, appeared before the Planning Commission in favor of the request. Steven Elliot, an affected property owner, appeared requesting more information. No one appeared in opposition.

Planning Commission Recommendation

The Planning Commission recommends creation of the Pine Ridge Urban Revitalization Area and adoption of the required plan.

VOTE: AYE 9 NAY 0 ABSTAIN 0 ABSENT 2 Motion: Carried

Attachments

The Pine Ridge Urban Revitalization Plan has been provided under separate cover.

Submitted by: Brenda Carrico, Program Coordinator, Community Development Department

Approved by: Donald D. Gross, Director, Community Development Department

ORDINANCE NO. 6088

AN ORDINANCE ESTABLISHING THE PINE RIDGE URBAN REVITALIZATION AREA
WITHIN THE CITY OF COUNCIL BLUFFS.

- WHEREAS, The City of Council Bluffs has the authority under Chapter 404 of the Code of Iowa to declare an area as an urban revitalization area to be known as the "Pine Ridge Urban Revitalization Area;" and
- WHEREAS, The City of Council Bluffs is contemplating exercising said authority by designating an area legally described as Lots 10 through 19 and Lots 29 through 42 (except those parts of Lots 29, 30 and 36 through 42 conveyed to the State of Iowa for Highway purposes), and all of vacated Dillman Drive adjacent, all in Dillman's Addition along with the Northerly 132 feet of Lot 10 (except State of Iowa), Auditor's Subdivision of the NW1/4 NE1/4, Section 30-75-43, City of Council Bluffs, Pottawattamie County, Iowa, as an urban revitalization area, thus allowing for tax abatement for qualified projects; and
- WHEREAS, This City Council of the City of Council Bluffs, Iowa, finds that the subject area is appropriate as an urban revitalization area as outlined in Section 404.1.1 and Section 404.1.2 of the Iowa Code; and
- WHEREAS, On April 26, 2010, the City Council passed a Resolution of Necessity and Intent to establish an urban revitalization area for the Pine Ridge Area, directing staff to prepare the required revitalization plan; and
- WHEREAS, A public hearing was set for May 24, 2010. The Revitalization Plan has been written and packaged, notification sent to all property owners and tenants affected and published notification has appeared in the daily newspaper; and

WHEREAS, At its May 11, 2010 meeting, the City Planning Commission reviewed the plan for the Pine Ridge Urban Revitalization Area and has forwarded its recommendation to this City Council.

NOW, THEREFORE, BE IT ORDAINED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA:

SECTION 1. That the urban revitalization plan for the Pine Ridge Urban Revitalization Area, known as the "Pine Ridge Urban Revitalization Plan," attached hereto and made a part hereof, is hereby approved as to form and content.

SECTION 2. That the proposed Pine Ridge Urban Revitalization Area be and the same is hereby approved, pursuant to the proposed plan attached hereto and incorporated herein by this reference.

SECTION 3. EFFECTIVE DATE. That this ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

ADOPTED
AND
APPROVED _____, 2010

Thomas P. Hanafan Mayor

ATTEST: _____
Marcia L. Worden City Clerk

PUBLIC HEARING: May 24, 2010

FIRST CONSIDERATION: May 24, 2010

SECOND CONSIDERATION: June 14, 2010

THIRD CONSIDERATION: June 28, 2010